## SURVEYOR'S CERTIFICATE HALE KINDERFARM do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, of the professional engineers and surveyors act; and that I hold certificate No. 5046930 as 200 SOUTH STREE 100 SOUTH STREET prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have completed a survey of the tract of land LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 shown on this plat and described below in accordance with Section 17-23-17, and have verified all measurements based upon data **TOWNSHIP 6 NORTH RANGE 2 EAST** compiled from records in the Weber County Recorder's Office, and have placed monuments as represented on this plat, and have subdivided said tract of land into lots and streets, hereafter to be known as \_\_\_\_\_\_\_ HALE KINDERFARM \_\_\_\_\_ in Weber County, Utah, SALT LAKE BASE & MERIDIAN, US SURVEY and that the same has been correctly surveyed and set in the ground as shown on this plat. I further certify that the requirements of all WEBER COUNTY, UTAH applicable statues and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied **AUGUST, 2018** SOUTHEAST CORNER EAST QUARTER CORNER SECTION 16, T.6N., R.2E., SECTION 16, T.6N., R.2E. S.L.B.&M. (FOUND WEBER S.L.B.&M. (FOUND WEBER 500 SOUTH STREET COUNTY BRASS CAP COUNTY BRASS CAP MONUMENT, AS PER MONUMENT, AS PER RECORD TIE SHEETS. RECORD TIE SHEETS. MONUMENT IN GOOD MONUMENT IN GOOD CONDITION) CONDITION) BASIS OF BEARING S 0°03'57" W 2641.44' MEASURED 2641.30' RECORD PER WEBER COUNTY HERBST **Utah License Number** MICHAEL HERBST **VICINITY MAP** (NO SCALE) MILES FAMILY MILES FAMILY HUNTSVILLE, LLC **BOUNDARY DESCRIPTION** HUNTSVILLE, LLC HORIZONTAL GRAPHIC SCALE A PARCEL OF LAND, SITUATE IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SAL 21-023-0011 LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN WEBER COUNTY UTAH, MORE PARTICULARLY DESCRIBED AS SEENOTE 6 \$ 0°27'10" E 206.02'4 3 REGINNING AT THE NORTHWEST CORNER OF GOLDEN MOLINTAIN ESTATES SUBDIVISION, AT A POINT ON THE CENTERLINE OF 500 SOUTH STREET, SAID POINT BEING SOUTH 00°03'57" WEST 789.40 FEET AND NORTH 89°56'03" SET DUE TO HORZ: 1 inch = 100 ft. 100' PRESERVATION SETBACK WEST 1577.67 FEET AND NORTH 86°47'50" WEST 280.57 FEET FROM THE EAST QUARTER CORNER OF SECTION 16. **RIVER BOTTOMS** \_\_\_\_\_\_ (AREA OF NON DISTURBANCE) LEGEND TOWNSHIP 6 NORTH, RANGE 2 FAST, SALT LAKE BASE AND MERIDIAN AND RUNNING SEE GENERAL NOTE 4. -FOUND BAR AND CAP THENCE ALONG THE WEST AND SOUTH LINE OF GOLDEN MOUNTAIN ESTATES SUBDIVISION THE FOLLOWING (4) **GOLDEN MOUNTAIN** SECTION CORNER SEE NOTE 6 COURSES AND DISTANCES \_\_\_\_\_ **ESTATES SUBDIVISION** (1) SOUTH 00°27'10" EAST 615.70 FEET LOT 1 (2) SOUTH 45°27'10" EAST 42.43 FEET; **CASEY STEVEN SONGER** SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP (3) SOUTH 00°27'10" EAST 442.72 FEET STAMPED "ENSIGN ENG. & LAND SURV." & EDITH HALE 100' PRESERVATION SETBACK -(4) NORTH 89°32'50" EAST 250.00 FEET TO THE SOUTHEAST CORNER OF SAID GOLDEN MOUNTAIN ESTATES (AREA OF NON DISTURBANCE 21-023-0010 SUBDIVISION; PROPERTY LINE AS SHOWN ON GOLDEN MOUNTAIN THENCE SOUTH 00°27'10" EAST 337.13 FEET; - APPROXIMATE ESTATES SUBDIVISION PLAT) THENCE NORTH 81°01'33" WEST 888.94 FEET TO AN OLD WIRE FENCE LINE; - - - - ADJOINING PROPERTY LINES SOUTH BANK SEE GENERAL NOTE 4. THENCE NORTH 01°06'18" WEST 1128.73 FEET ALONG SAID -5008 OF RIVER OLD WIRE FENCE LINE TO AN ANGLE POINT; \_ — — — — EASEMENTS (SEE GENERAL THENCE NORTH 00°45'40" EAST 190.04 FEET CONTINUING TELEY NOTE 4) POINT OF BEGINNING ALONG SAID OLD WIRE FENCE LINE AND LINE EXTENDED, TO THE CENTERLINE ப\_ 용 0°27'10" E 615.70' 10.0' P.U. & D.E. OF 500 SOUTH STREET; -100' PRESERVATION SETBACK SEE NOTE 6 THENCE SOUTH 86°47'50" EAST 606.99 FEET ALONG THE CENTERLINE PERCOLATION TEST HOLE LOCATION AND CAP (AREA OF NON DISTURBANCE) OF 500 SOUTH STREET TO THE POINT OF BEGINNING. SEE NOTE 6 SEE GENERAL NOTE 4. APPROXIMATE-NORTH BANK CONTAINS 915,936 SQUARE FEET OR 21.027 ACRES. EMA ZONE - AE FLOOD PLAIN BOUNDARY OF RIVER LOWE PROPERTIES, LC (SEE GÉNERAL NOTE 4) AND EGRESS EASEMENT 21-023-0034 ENTRY #2526615 WELL HEAD — (APPROXIMATE. **GENERAL NOTES:** ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' UNLESS OTHERWISE NOTED OWNER'S DEDICATION APPROXIMATE -HEREON. NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR 10' WATERLINE EASEMENT -CENTERLINE EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same in to lots and streets as shown (10' EACH SIDE) OF RIVER UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN on the plat and name said tract HALE KINDERFARM , and do hereby dedicate to the public use all those parts or portions of said (SEE GENERAL PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. INCLUDING TH tract of land designated as streets, the same to be used as public thoroughfares and also to grant and dedicate a perpetual right and easement NOTE 4) RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS over, upon and under the lands designated hereon as public utility, storm water detention ponds drainage easements and canal maintenance 9200 EAST STREET INCLUDING STRUCTURES. TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.& D.E. THE asement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation FEMA ZONE - AE -─ 20' DITCH EASEMENT UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.& D.E. AT THE canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing SEPTIC DRAIN FIELD-764,023 sq.ft. FLOODPLAIN | : | (10' EACH SIDE) LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S authority, with no buildings or structures being erected within such easements also dedicates to the governing authority a sensitive lands EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.& D.E. OR AN streams corridor easement as shown hereon in compliance with Weber County zoning ordinance #43-2, wherein no structure, accessor (HATCHED AREA OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.& D.E. WITHOUT THE PRIOR structures, road, or parking areas shall be built within the setback from the river (stream) as measured from the high-water mark of the river SEE GENERAL WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.& D.E. NOTE 7) |S 0°27'10" E 517.76レン PERIMETER DESCRIPTION OF SUBDIVISION IS TAKEN FROM THE RECORD WARRANTY DEEDS: 1) ENTRY APPROXIMATE-#1516003, BOOK 1902, PAGE 1054. 2) ENTRY #1945230, BOOK 2381, PAGE 526 AND 3) ENTRY #1945229, NORTH BANK -SET 5/8" X 24" BOOK 2381, PAGE 524. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 ALONG THE FRONTAGE OF 500 OF RIVER REBAR AND CAP SOUTH STREET. LOT 2 IS A REMAINDER PARCEL OF THE WARRANTY DEED REFERENCED ABOVE AND IS (SEE GENERAL NOTE 4) A REPRESENTATION OF THE BOUNDARY ACCORDING TO THE WARRANTY DEEDS REFERENCED ABOVE. EXPLORATION → 10.0' P.U. & D.E. NO FIELD SURVEY OF THE EAST AND SOUTH LINES OF LOT 2 HAS BEEN PERFORMED. By: BARBARA B. HALE REVOCABLE TRUST By: PHILLIP N. HALE REVOCABLE TRUST 100' PRESERVATION SETBACK -THE WEST LINE OF THE SUBDIVISION WAS DETERMINED TO BE ALONG AN OLD WIRE FENCE WHO'S ITS: TRUSTEE ITS: TRUSTEE (AREA OF NON DISTURBANCE) LOCATION IS SHOWN HEREON. IT APPEARS THAT A GAP EXISTS BETWEEN THE WEST PROPERTY LINE 131,871 sq.ft. SEE GENERAL NOTE 4. OF THE SUBDIVISION AND THE EAST LINE OF PARCEL 21-024-0015. A REBAR AND CAP STAMPED 5006 3.027 acres 5003 ELEV "LANDMARK PLS 167594" WAS FOUND AND ACCEPTED AS BEING ON THE WEST PROPERTY LINE. SAID SET 5/8" X 24" BAR -BAR AND CAP ALSO WAS FOUND TO BE CONSISTENT WITH THE CALCULATED SOUTH RIGHT OF WAY LINE AND CAP ON THE OF 500 SOUTH STREET. FOUND BAR AND CAP TRUST ACKNOWLEDGMENT PROPERTY LINE STAMPED "LANDMARK 100.00' FROM REAR LOCATION OF THE NORTH BRANCH OF THE SOUTH FORK OF THE OGDEN RIVER REPRESENTED HEREON —OLD WIRE FENCE LINE SET 5/8" X 24" STATE OF UTAH PLS 167594" (SEE 33.0' (SEE GENERAL NOTE 3) REBAR AND WAS APPROXIMATED FROM AERIAL PHOTOGRAMMETRY OBTAINED FROM THE UTAH AGRC COLLECTED County of WEBER GENERAL NOTE 3) IN 2012. NO FIELD SURVEY WAS PERFORMED OF THE RIVER AND THE LINES SHOWN HEREON ARE ONLY f = - + - - 376.75'2 AN APPROXIMATE REPRESENTATION OF THE RIVER'S LOCATION. THE 100' PRESERVATION SETBACK. A.D., 20 N 1°06'18" W 1128.73' SET DUE TO LINE IS MEASURED FROM THE NORTH BANK (HIGH WATER MARK) OF THE RIVER AS ORIGINALLY personally appeared before me, the undersigned Notary Public, in and for said County of <u>WEBER</u> in the State of Utah, who after being dul OLD WIRE FENCE LINE -N 0°45'40" E 190.04' RIVER BOTTOMS REFLECTED ON THE GOLDEN MOUNTAIN ESTATES SUBDIVISION PLAT. ROUGH DIMENSIONS ARE sworn, acknowledged to me that He is the TRUSTEE, of PHILLIP N. HALE REVOCABLE TRUST and that He signed the Owner's THOMAS S & MARTHA P (SEE GENERAL NOTE 3) HEREBY PROVIDED FROM THE CENTERLINE OF THE RIVER TO THE NORTH BANK TO HELP CLARIFY THE Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST CROCKER LOCATION OF THE 100' SETBACK. NOTE THAT ANY FUTURE DEVELOPMENT WITHIN THE EXISTING FLOOD executed the same. HAZARD AREA WILL NEED TO FOLLOW ALL FEDERAL, STATE AND LOCAL FLOODPLAIN DEVELOPMENT 21-024-0015 REQUIREMENTS. MY COMMISSION EXPIRES: \_\_\_\_\_ DISTANCES IN PARENTHESIS ARE EASEMENT TIES. **LINE TABLE** LINE TABLE LINE TABLE **CURVE TABLE** RESIDING IN FOUND CORNERS IN GOOD CONDITION SET BY REEVE AND ASSOCIATES NOTED ON GOLDEN MEADOWS NOTARY PUBLIC LINE | BEARING | LENGTH BEARING LENGTH LINE | BEARING | LENGTH CURVE RADIUS LENGTH DELTA BEARING CHORD ESTATES SUBDIVISION. N0°27'17"W 20.27' S87°41'05"W 29.85' 21 S58°07'44"E 87.75' C1 | 95.00' | 81.82' | 49°20'55" | S56°23'18"E | 79.32' AREA WITHIN FLOOD ZONE AE IS NON BUILDABLE, FLOODPLAIN BOUNDARY SHOWN WAS BASED ON TRUST ACKNOWLEDGMENT FEMA FIRMETTE MAP NO. 490057C0263F, EFFECTIVE DATE: 6/2/2015. N85°23'46"W 242.84' L22 S18°58'48"E 113.11' C2 | 75.00' | 17.82' | 13°36'58" | N7°03'38"E | 17.78' S81°03'57"E 7.91' STATE OF UTAH County of WEBER L3 | S31°42'51"E | 25.12' L23 | S58°56'33"E | 137.50' C3 95.00' 3 | N87°53'29"W | 254.27' 22.58' | 13°36'58" | N7°03'38"E | 22.52' DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY 14 S87°12'49"W 83.97' \_\_\_\_\_ L4 S13°52'02"W 68.88' 64.60' 49°20'55" UNTIL CURB AND GUTTER IS INSTALLED. personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly S0°15'09"W | 116.68' N48°24'23"W 307.67' sworn, acknowledged to me that She is the TRUSTEE, of BARBARA B. HALE REVOCABLE TRUST and that She signed the Owner's **DEVELOPER** Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST N89°44'51"W 20.00' N72°52'34"E 108.51 **KATIE HALE** executed the same. S0°15'09"W 116.68' N80°35'40"E 143.30' 9215 E 500 S **HUNTSVILLE, UT 84317** MY COMMISSION EXPIRES: L8 S13°52'02"W 60.48' L18 N51°42'56"E 119.72' 410.900.5152 L19 N30°51'58"E 43.19' L9 S31°42'51"E 16.72' RESIDING IN WEST QUARTER CORNER NOTARY PUBLIC SECTION 16, T.6N., R.2E., L20 N72°02'04"E 82.98' S.L.B.& M. (FOUND 4" WEBER COUNTY BRASS **SURVEY RECORDING DATA** CAP MONUMENT THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST STAMPED 1988, IN A LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, HALE KINDERFARM FENCE LINE. AS PER U.S. SURVEY SHOWN HEREON AS SOUTH 0°03'57" WEST. RECORD TIE SHEETS. THE EAST BOUNDARY LINE WAS DETERMINED BY THE SONGER PROPERTY AND GOLDEN MOUNTAIN ESTATES MONUMENT IN GOOD DRAWING No. SUBDIVISION. THE NORTH BOUNDARY LINE WAS DETERMINED BY THE 500 SOUTH STREET RIGHT-OF-WAY. THE 500 SOUTH CONDITION) LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 STREET RIGHT-OF-WAY WAS DETERMINED BY LOCATING EXISTING FENCES AND PROPERTY CORNERS ALONG THE WEBER COUNTY RECORDER TOWNSHIP 6 NORTH RANGE 2 EAST FRONTAGE OF 500 SOUTH STREET AND MATCHED THAT AS SHOWN ON THE MELLE SUBDIVISION. THE WEST LINE WAS SALT LAKE BASE & MERIDIAN DETERMINED TO BE ALONG AN OLD FENCE AS DESCRIBED IN GENERAL NOTE 3. THE SOUTH LINE WAS DETERMINED BY USING DEED CALLS. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" x 24" REBAR AND CAP STAMPED "ENSIGN ENG." WEBER COUNTY, UTAH FILED FOR RECORD AND RECORDED THIS DAY OF , 20 , AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS WEBER COUNTY COMMISSION ACCEPTANCE: **WEBER COUNTY SURVEYOR:** WEBER COUNTY ENGINEER: WEBER COUNTY PLANNING COMMISSION APPROVAL: SHEET 1 OF 1 WEBER-MORGAN HEALTH DEPARTMENT: WEBER COUNTY ATTORNEY: This is to certify that this subdivision plat, the dedication of streets and other I hereby certify that the required public improvements I hereby certify that the Weber County Surveyor's Office has reviewed hereby certify that the soils, percolation rates, and site I have examined the financial guarantee and other public ways and financial guarantee of public improvements associated with standards and drawings for this subdivision conform this plat and all conditions for approval by this office have been satisfied. documents associated with this subdivision plat and in This is to certify that this subdivision plat was duly approved by conditions for this subdivision have been investigated by PROJECT NUMBER: 8078 Phone: 801.255.0529 with County Standards and the amount of the this subdivision, thereon are herby approved and accepted by the The approval of this plat by the Weber County Surveyor does not relieve 1485 W. Hillfield Rd. Ste 204 the Weber County Planning Commission on the \_\_ day of this office and are approved for on-site wastewater my opinion they conform with the County Ordinance Commissioners of Weber County, Utah this \_\_ day of \_\_\_\_\_, 20\_\_ financial guarantee is sufficient for the installation of the Licensed Land Surveyor who executed this plat from the MANAGER: M.HERBST applicable thereto and now in force and affect. Phone: 435.843.3590 disposal systems. responsibilities and/or liabilities associated therewith. these improvements. Phone: 801.547.1100 Signed this \_\_ day of \_\_\_\_\_, 20\_\_. Signed this \_\_ day of \_\_\_\_\_, 20\_\_. DRAWN BY: A.SHELBY Signed this \_\_ day of \_\_\_ Signed this \_\_ day of \_\_\_\_\_, 20\_\_. Fax: 801.593.6315 Phone: 435.865.1453 WEBER COUNTY RECORDER RICHEIFLD CHECKED BY: M.HERBST Phone: 435.896.2983 Chairman, Weber County Commission Chairman, Weber County Planning Commission WWW.ENSIGNENG.COM DATE: 11/28/18 Director, Weber-Morgan Health Department Signature DEPUTY RECORDER Signature Weber County Surveyor